120.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,247,800 / 1,247,800
					USE VALUE:	1,247,800 / 1,247,800
					ASSESSED:	1,247,800 / 1,247,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOOTY PATRICK MICHAEL
Owner 2:	ANTONELLI TRACY A
Owner 3:	
Street 1:	44 FOXMEADOW LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HUTCHINSON DORIS M / TRUSTEE -
Owner 2:	WILLIAM E WHALEN LIVING TRUST -
Street 1:	11 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,424 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Vinyl Exterior and 3663 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13424.000	671,900		575,900	1,247,800
Total Card	0.308	671,900		575,900	1,247,800
Total Parcel	0.308	671,900		575,900	1,247,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.61 | /Parcel: 340.6

Legal Description

User Acct 77543

GIS Ref

GIS Ref

Insp Date 05/20/20

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 120.0-0006-0003.0

!9310!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,400	0	13,424.	575,900	802,300	802,300	Year End Roll	12/18/2019
2019	101	FV	193,300	0	13,424.	575,900	769,200	769,200	Year End Roll	1/3/2019
2018	101	FV	206,200	0	13,424.	493,600	699,800	699,800	Year End Roll	12/20/2017
2017	101	FV	206,200	0	13,424.	460,700	666,900	666,900	Year End Roll	1/3/2017
2016	101	FV	206,200	0	13,424.	394,900	601,100	601,100	Year End	1/4/2016
2015	101	FV	205,100	0	13,424.	353,800	558,900	558,900	Year End Roll	12/11/2014
2014	101	FV	205,100	0	13,424.	327,400	532,500	532,500	Year End Roll	12/16/2013
2013	101	FV	205,100	0	13,424.	312,200	517,300	517,300		12/13/2012

PRINT

Date	Time
12/10/20	23:48:25

LAST REV

Date	Time
05/27/20	14:30:09

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUTCHINSON DORI	72040-193		12/20/2018	Estate/Div	690,000	No	No	4	
WHALEN WILLIAM	27454-500		7/3/1997	Family	1	No	No		William E Whalen dod 5/10/99 bk30618 pg480

USER DEFINED

Prior Id # 1:	77543
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2019	1647	New Buil	404,000	O				
9/17/2019	1447	Demoliti	65,000					
3/26/2007	176	Re-Roof	15,325			G8	GR FY08	siding

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2020	Measured	DGM	D Mann
5/2/2019	SQ Returned	JO	Jenny O
10/9/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Meas/Inspect	163	PATRIOT
3/17/2000	Inspected	276	PATRIOT
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13424		Sq. Ft.	Site		0	70.	0.61	4									575,902						575,900	

Total AC/HA: 0.30817 | Total SF/SM: 13424 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 575,902 | Spl Credit | Total: 575,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	25.	%
Override:			%
Total:		25.75	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94897491
Const Adj.:	1.00099993
Adj $ / SQ:	118.740
Other Features:	108500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	904874
Depreciation:	233005
Depreciated Total:	671869

COMMENTS

OF=TOILET AND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

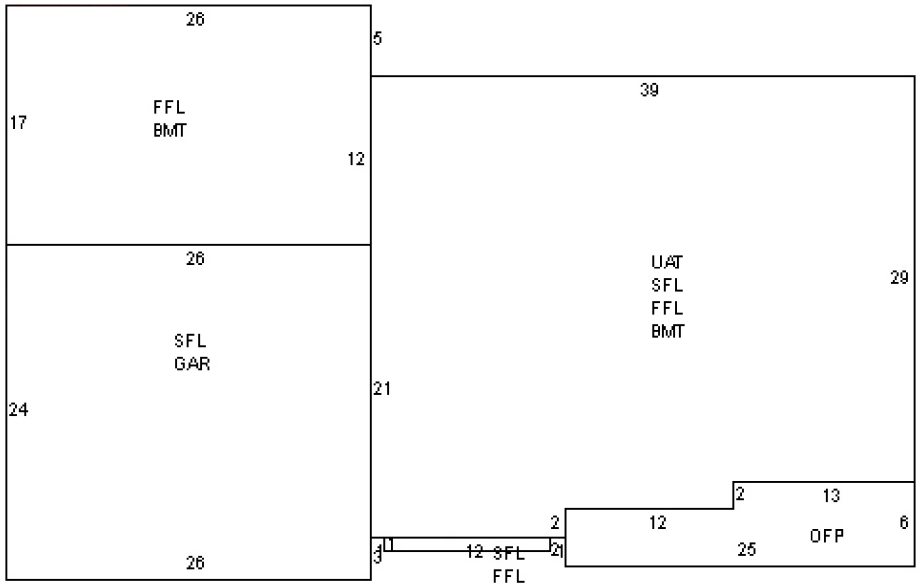
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.36
Special Features:	0	Val/Su Net:	108.06
Final Total:	671900	Val/Su SzAd	191.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,847	118.740	219,314
FFL	First Floor	1,665	118.740	197,703
BMT	Basement	1,653	35.620	58,883
GAR	Garage	624	19.030	11,872
UAT	Upper Attic	303	65.310	19,772
OFP	Open Porch	126	29.620	3,733

Net Sketched Area:	6,218			Total:	511,277
Size Ad	3512	Gross Are	7126	FinArea	3663

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	